

PETITION FOR ZONING VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1. B.O.L. 2. a. (304 V.B. 5. a.) to permit a 15 ft. setback in lieu of the required 35 ft. window to tract boundary on Lot #1-B. 93. shown on the attached plat of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

The existing 13th Cons. Block Garage Building is to be remodeled & turned into a dwelling

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:

Legal Owner(s):

(Type or Print Name)

(Type or Print Name)

Signature

Signature

Address

(Type or Print Name)

City and State

Signature

Address for Petitioner:

(Type or Print Name)

Address

Address

City and State

City and State

Address

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

City and State

Name

Attorney's Telephone No.:

Address

10/2 ORDERED By the Zoning Commissioner of Baltimore County, this 23rd day of October, 1984, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 10th day of December, 1984, at 10:00 o'clock A.M.

Zoning Commissioner of Baltimore County.

(over)

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner Date: November 23, 1984

Norman E. Gerber, Director
FROM: Office of Planning and Zoning

SUBJECT: Zoning Petition No. 85-158-A

Assuming compliance with the Division of Current Planning and Development's representative on the Zoning Plans Advisory Committee, this office is not opposed to the proposed variance.

Norman E. Gerber
Director

NEG:JGM:bjs

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

November 29, 1984

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

Nicholas B. Commodari
Chairman

MEMBERS

Bureau of Engineering

Department of Traffic Engineering

State Road Commission

Bureau of Fire Prevention

Health Department

Project Planning

Building Department

Board of Education

Zoning Administration

Industrial Development

Ms. Sundina Trimble
11800 Harford Road
Glen Arm, Maryland 21057

RE: Item No. 104, Case No. 85-158-A
Sundina Trimble - Petitioner
Variance Petition

Dear Ms. Trimble:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

Nicholas B. Commodari, Jr.
Chairman
Zoning Plans Advisory Committee

NBC:bsc

Enclosures

cc: Mr. George T. Keller
3914 Woodlea Avenue
Baltimore, Maryland 21206

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3550

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Zoning Advisory Meeting of 10/23/84
Item #104
Property Owner: Sundina Trimble
Location: 615 Simms Avenue
N of Shanklin Rd.

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- () There are no site planning factors requiring comment.
- () A County Review Group Meeting is required.
- () A County Review Group Meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- () This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- (X) A record plat will be required and must be recorded prior to issuance of a building permit.
- () The access is not satisfactory.
- () The circulation on this site is not satisfactory.
- () The parking arrangement is not satisfactory.
- () Parking calculations must be shown on the plan.
- () This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- () Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development Regulations.
- () Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- () The amended Development Plan was approved by the Planning Board.
- () Landscaping should be provided on this site and shown on the plan.
- () The property is located in a deficient service area as defined by Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is:
- () The property is located in a traffic area controlled by a "D" level intersection as defined by Bill 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.
- (X) Additional comments:

Agreement will be required for the construction of both Agriate access easement and an agreement must be recorded for the construction and maintenance of the gasbottle driveway

Eugene A. Rober
Chief, Current Planning and Development

BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550

STEPHEN E. COLLINS
DIRECTOR

November 19, 1984

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. 101, 102, 104, and 106 Meeting of October 23, 1984
Property Owner:
Location:
Existing Zoning:
Proposed Zoning:

Acres:
District:

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for item numbers 101, 102, 104, and 106.

Michael S. Flanigan
Traffic Engineering Assoc. II

MSF/can

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586
494-4500

PAUL H. REINCKE
CHIEF

November 7, 1984

Mr. Arnold Jablon
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Sundina Trimble

Location: E/S Simms Avenue 268' N. from c/l Shanklin Rd.

Item No.: 104

Zoning Agenda: Meeting of 10/23/84

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals of 100 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at _____ exceeds the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- (X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.
- () 6. Site plans are approved, as drawn.
- () 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWED: [Signature] 11/14/84
Planning Group
Special Inspection Division

Noted and Approved: George M. Hagan
Fire Prevention Bureau

/mb

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this 23rd day of October, 1984.

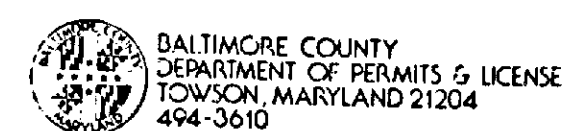
Arnold Jablon
Zoning Commissioner

Petitioner: Sundina Trimble
Petitioner's Attorney:

Received by: [Signature]
Chairman, Zoning Plans Advisory Committee

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would/would not result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will/will not adversely affect the health, safety, and general welfare of the community, the variance(s) should /should not be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 19____, that the herein Petition for Variance(s) to permit



BAITIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3610

November 1, 1984

Dear Mr. Jablon:

Comments on Item #101, Zoning Advisory Committee Meeting are as follows:

Property Owner: Sundina Trimble
Location: E/S Simms Avenue 3' N. from c/o Shanklin Road
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit a 15' setback in lieu of the required 35' window to tract boundary of Lot #1-B.

Address: 3.450
District: 11th.

The items checked below are applicable:

- () All structures shall conform to the Baltimore County Building Code 1981/Council Bill 1-80 State of Maryland Code for the Handicapped and Aged; and other applicable Codes.
- () A building/ & other miscellaneous permit shall be required before beginning construction.
- () Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/ is not required. Non-reproduced seals and signatures are required on Plans and Technical Data.
- () Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
- () An exterior wall erected within 6'0" for Commercial uses or 3'0" for One & Two Family use group of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'0" of lot lines. A firewall is required if construction is on the lot line, see Table 401, line 2, Section 4407 and Table 4402, also Section 503.2.
- () Requested variance appears to conflict with the Baltimore County Building Code, Section/s _____.

NOTE:

- () A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal. Change use from accessory to a dwelling to R-4 Use Group.
- () Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 205 and the required construction classification of Table 401.

I. Comments

NOTE: These comments reflect only on the information provided by the drawings submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired, additional information may be obtained by visiting Room 122 (Plans Review) at 111 W. Chesapeake Ave., Towson.

Very truly yours,

Charles E. Surman
Charles E. Surman, Chief
Plans Review

CEB:es

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
E/S of Simms Ave., 268' N of
the Centerline of Shanklin Rd. : OF BALTIMORE COUNTY
(9101-B Simms Ave.),
11th District :
SUNDINA TRIMBLE, Petitioner : Case No. 85-158-A

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Rm. 223, Court House
Towson, MD 21204
494-2188

I HEREBY CERTIFY that on this 20th day of November, 1984, a copy of the foregoing Entry of Appearance was mailed to Sundina Trimble, 11800 Harford Rd., Glen Arm, MD 21057, Petitioner; and George T. Keller, Surveyor, 3914 Woodlea Ave., Baltimore, MD 21206, who requested notification.

Peter Max Zimmerman
Peter Max Zimmerman

November 8, 1984

NOTICE OF HEARING

RE: Petition for Variance
E/S Simms Ave., 268' N of c/l
of Shanklin Rd. (9101-B Simms Avenue)
Sundina Trimble - Petitioner
Case No. 85-158-A

TIME: 10:00 a.m.

DATE: December 10, 1984, Monday

PLACE: Room 106, County Office Building, 111 West Chesapeake

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 134332

DATE: 10/11/84 ACCOUNT: 12-01-615-107

AMOUNT: 35.00

RECEIVED FROM: Sundina Trimble
FOR: Entry of Appearance

8 081*****250018 \$15.46

cc: Mr. George T. Keller
3914 Woodlea Avenue
Baltimore, Maryland 21206

Commissioner
of County

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

85-158-A
12/21/84

District: 11th Date of Posting: 11/14/84

Posted for: Variance to permit setback

Petitioner: Sundina Trimble

Location of property: E/S Simms Ave., 268' N. of Shanklin Rd.

9101-B Simms Ave., Towson, MD 21204

Location of Sign: Along E/S Simms Ave., Between Simms & S. E.

Driveway, on property of Petitioner

Remarks: M. Keller

Posted by: M. Keller

Number of Signs: 1

The Times

Middle River, Md., Nov 22, 1984

This is to Certify, That the annexed

By L. 67358

was inserted in The Times, a newspaper printed

and published in Baltimore County, once in each

of successive

weeks before the 22nd day of

Nov 1984

Publisher.

Petition for Variance

LOCATION: East side of Simms Avenue, 268 feet north of the centerline of Shanklin Road (9101-B Simms Avenue).

DATE & TIME: Monday, December 10, 1984 at 10:00 a.m.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing.

Petition for Variance to permit a 15 foot setback in lieu of the required 35 foot window to tract boundary on Lot #1-B.

Being the property of Sundina Trimble, as shown on plat filed with the Zoning Department.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing, as above or made at the hearing.

By Order of

Arnold Jablon

Zoning Commissioner

of Baltimore County

85-158-A
CERTIFICATE OF PUBLICATION

TOWSON, MD., November 22, 1984

THIS IS TO CERTIFY, that the annexed advertisement was

published in THE JEFFERSONIAN, a weekly newspaper printed

and published in Towson, Baltimore County, Md., appearing on

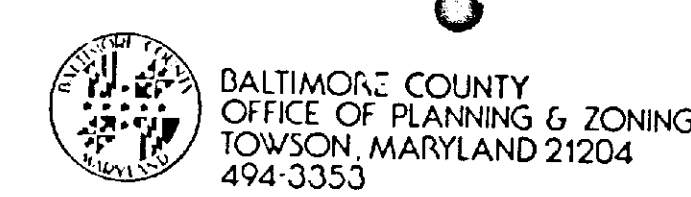
November 22, 1984

THE JEFFERSONIAN,

18 Kenton

Publisher

Cost of Advertising 20.00



ARNOLD JABLON
ZONING COMMISSIONER

December 4, 1984

Ms. Sundina Trimble
11800 Harford Road
Glen Arm, Maryland 21057

RE: Petition for Variance
E/S Simms Ave., 268' N of c/l
of Shanklin Rd. (9101-B Simms Ave.)
Sundina Trimble - Petitioner
Case No. 85-158-A

Dear Ms. Trimble:

This is to advise you that \$44.85 is due for advertising and posting of the above property.

This fee must be paid and our zoning sign and post returned on the day of the hearing before an Order is issued. Do not remove sign until day of hearing.

Please make the check payable to Baltimore County, Maryland, and remit to Mrs. Arlene January, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 003123

DATE: 12/10/84 ACCOUNT: 1-01-615-107

AMOUNT: \$44.85

RECEIVED FROM: Sundina Trimble

FOR: Entry of Appearance Case # 85-158-A

8 081*****464018 \$15.46

VALIDATION OR SIGNATURE OF CASHIER

PHONE: 483-5150

KELLER & KELLER
State Registered Land Surveyors

3914 WOODLEA AVENUE
BALTIMORE, MARYLAND 21206

ZONING VARIANCE DESCRIPTION

FOR LOT #1-B, TRIMBLE PROP.

BEGINNING on the East side of Simms Ave., 30' wide, at the distance of 268' more or less measured northerly from the centerline of Shanklin Rd.; thence leaving the said East side of Simms Ave. and running for lines of division, the 9 following courses & distances, viz: 1) S. 73°34' E. 898.76', 2) N. 61°26' E. 46.03', 3) N. 16°26' E. 156.42', 4) N. 73°42' W. 542.67', 5) S. 16°26' W. 150.71', 6) S. 61°26' W. 35.36', 7) N. 73°34' W. 74.33', 8) S. 16°26' W. 2.78', 9) N. 73°34' W. 276.17' to intersect the said East side of Simms Ave.; thence binding along the said East side of Simms Ave., S. 08°24' W. 9.30' more or less to the said place of beginning.

BEING part of Lot #1 of the "TRIMBLE PROPERTY" recorded in 45/7, 11th Election District. Address to be #9101-B Simms Ave.

George T. Keller
Reg. Prof. P.L.S. No. 67

PETITION FOR VARIANCE
11th Election District

LOCATION: East side of Simms Avenue, 268 feet North of the centerline of Shanklin Road (9101-B Simms Avenue)

DATE AND TIME: Monday, December 10, 1984 at 10:00 a.m.

PUBLIC HEARING: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance to permit a 15 foot setback in lieu of the required 35 foot window to tract boundary on Lot No. 1-B

Being the property of Sundina Trimble as shown on the plat filed with the Zoning Office.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

IN RE: PETITION FOR VARIANCE
E/S of Simms Avenue, 268' N
of the centerline of Shanklin
Road (9101-B Simms Avenue) -
11th Election District
Sundina Trimble,
Petitioner
BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 85-158-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests a variance to permit a rear yard setback of 15 feet from window to tract boundary on Lot 1-B instead of the required 35 feet, as more particularly described on Petitioner's Exhibit 1.

The Petitioner and her husband, Edgar Trimble, appeared and testified. Their son, Dean, also appeared. George Keller, a registered land surveyor, testified on behalf of the Petitioner. There were no Protestants.

Testimony indicated that the subject property, zoned D.R.5.5, has an existing house in which the Petitioner resides and a 40.8' x 40' concrete-block garage situated thereon. The Petitioner wants to subdivide the property, marked Lots 1-A and 1-B on the site plan, into two lots so that her son may convert the garage into a home. The Petitioner's residence would be located on Lot 1-A and consist of approximately one acre, and the garage proposed to be converted would consist of approximately 2 acres. Another son lives on Lot 2, immediately adjacent to Lot 1-B. All of the lots are served by a pan-handle from Simms Avenue.

The requested variance is necessary because the home would conform to the side of the garage and would be 15 feet from the rear tract boundary line. In order to meet the setback requirement, the garage would need to be razed or another building would have to be constructed, thereby causing the removal of many existing trees and woods.

The Petitioner seeks relief from Section 1801.2.C.6, Baltimore County Zoning Regulations (BCZR), and Section V.B.5.a, Comprehensive Manual Development Policy (CMDP), pursuant to Sections 504 and 307, BCZR.

An area variance may be granted where strict application of the zoning regulation would cause practical difficulty to the petitioner and his property.

McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the petitioner must meet the following:

- whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render performance unnecessarily burdensome;
- whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
- whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variance were granted, such use as proposed would not be contrary to the spirit of the BCZR and would not result in substantial detriment to the public good.

After due consideration of the testimony and evidence presented, it is clear that a practical difficulty or unreasonable hardship would result if the instant variance were not granted. It has been established that the requirement the Petitioner seeks relief from here would unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variance requested will not be detrimental to the public health, safety, and general welfare.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the variance requested should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 12th day of December, 1984, that the Petition for Zoning Variance to permit a rear yard setback of 15 feet from window to tract boundary on Lot 1-B instead of the required 35 feet be and the same is hereby GRANTED, from and after the date of this Order, subject to the following:

- The Petitioner may apply for her building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at her own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

[Signature]
Zoning Commissioner of
Baltimore County

AJ/srl

cc: Mrs. Sundina Trimble

People's Counsel

ORDER RECEIVED FOR FILING
DATE *Dec 12 1984*
BY *[Signature]*

ORDER RECEIVED FOR FILING
DATE *Dec 12 1984*
BY *[Signature]*
ADMINISTRATIVE ASSISTANT

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

December 12, 1984

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

cc: Nicholas B. Commodari
Chairman

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

Ms. Sundina Trimble
11800 Harford Road
Glen Arm, Maryland 21057

Item No. 104 - Case No. 85-158-A
Sundina Trimble - Petitioner
Variance Petition

Dear Ms. Trimble:

Enclosed please find additional comments submitted after my original comments of November 29, 1984. These comments were received after the hearing and were not considered in rendering the Zoning Commissioner's decision.

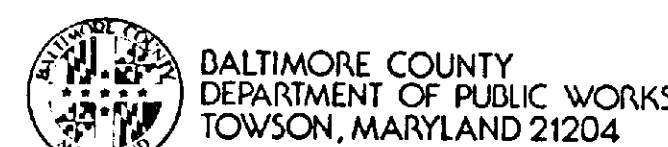
Very truly yours,

Nicholas B. Commodari
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:bac

Enclosure

cc: Mr. George T. Keller
3914 Woodlea Avenue
Baltimore, Md. 21206



HARRY J. PISTEL, P.E.
DIRECTOR

December 7, 1984

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #104 (1984-1985)
Property Owner: Sundina Trimble
E/S Simms Avenue 268' N. from centerline
Shanklin Road
Acres: 3.450
District: 11th

Dear Mr. Jablon:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General Comments:

Baltimore County highway and utility improvements are not directly involved.

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Very truly yours,

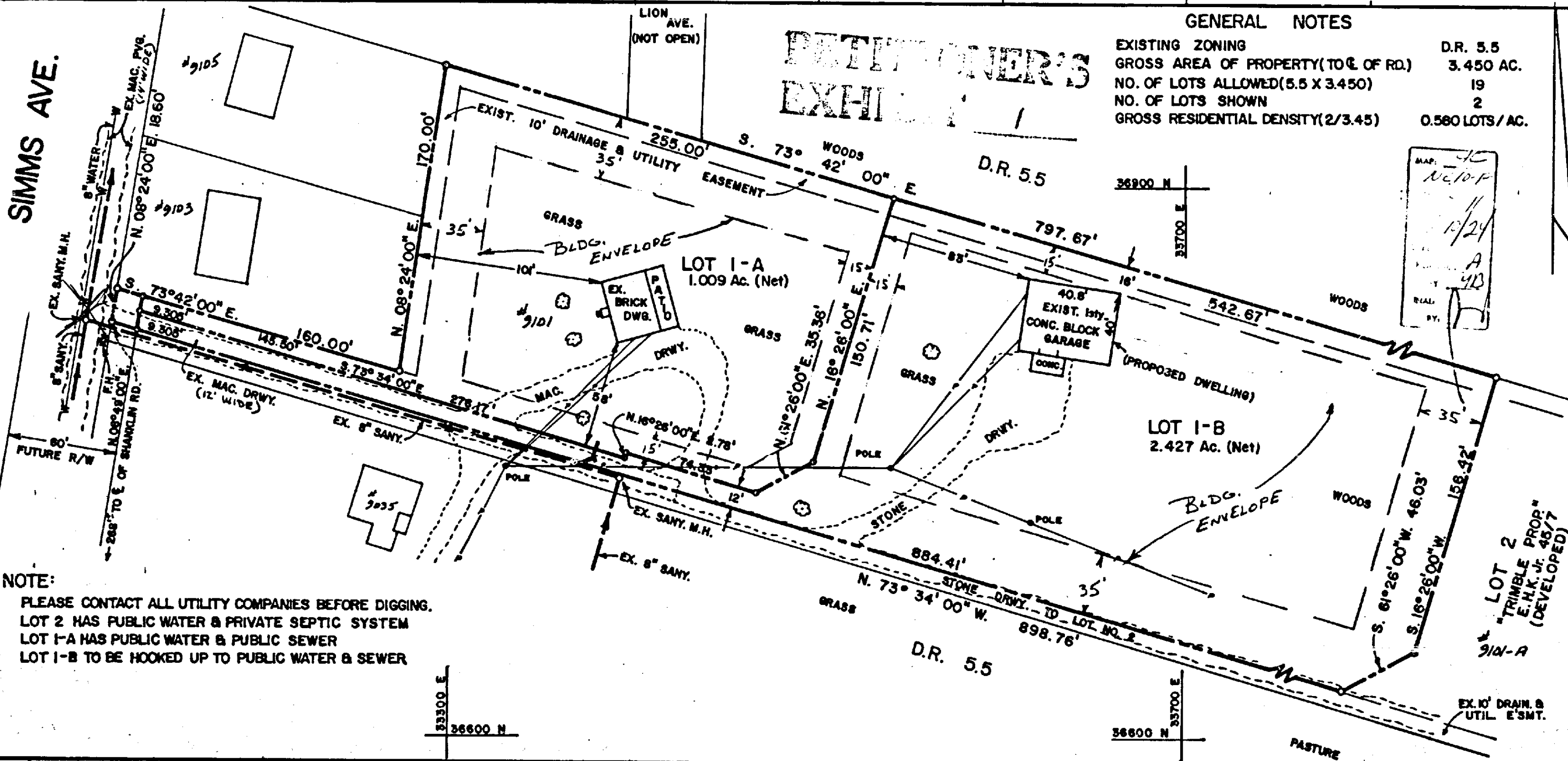
[Signature]
James E. Murrill, Jr., Chief
Bureau of Public Services

JAM:EAM:FWR:ss

M-W Key Sheet
37 NE 23 Por. Sheet
NE 10 F Topo
71 Tax Map

12/10/85-158-A

SIMMS AVE.



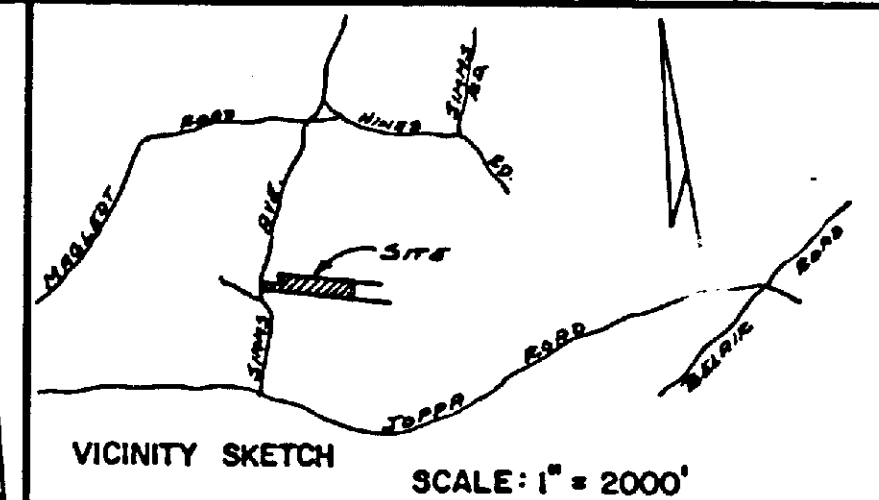
NOTE:

PLEASE CONTACT ALL UTILITY COMPANIES BEFORE DIGGING.
LOT 2 HAS PUBLIC WATER & PRIVATE SEPTIC SYSTEM
LOT 1-A HAS PUBLIC WATER & PUBLIC SEWER
LOT 1-B TO BE HOOKED UP TO PUBLIC WATER & SEWER

PETITIONER'S
EXHIBIT 1

GENERAL NOTES

EXISTING ZONING D.R. 5.5
GROSS AREA OF PROPERTY (TO & OF RD.) 3.450 AC.
NO. OF LOTS ALLOWED (5.5 X 3.450) 19
NO. OF LOTS SHOWN 2
GROSS RESIDENTIAL DENSITY (2/3.45) 0.580 LOTS / AC.



PLAT FOR ZONING VARIANCE
RESUBDIVISION OF LOT NO. 1
"TRIMBLE PROPERTY" 45/7
11th ELEC. DIST. BALTO. CO., MD.

OWNER:
SUNDINA D. TRIMBLE
11800 HARFORD RD.
GLEN ARM, MD. 21057
592-9353

SCALE: 1" = 50'
DATE: OCT 11th, 1984

Hershey J. Keller
REG. PROF. P.L.S. NO. 67

KELLER & KELLER
LAND SURVEYORS
3914 WOODLEA AVE.
BALTO., MD. 21206
301-483-5150

